



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

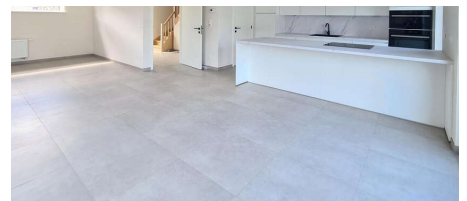
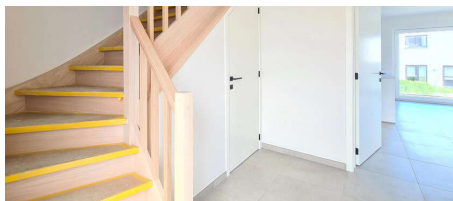
**E-mail:** info@immowillems.be

## For sale - Villa

**€ 585.000**

Processieweg 12, 3071 Erps-Kwerps

**Ref. 5595372**



Number of bedrooms: 4  
Number of bathrooms: 2  
Availability: at delivery

Surf. Living: 165m<sup>2</sup>  
Surf. Plot: 345m<sup>2</sup>

## Description

This new high quality building is located in a low traffic street in the centre of Kwerps.

4 facades, elegant and contemporary with carport.

Layout: entrance, toilet, living room, kitchen, storage room, carport, terrace and garden on the ground floor.

Night hall, toilet, 3 bedrooms and a bathroom on the first floor.

Night hall, dressing room, bedroom, bathroom with toilet and a technical room on the second floor.

The highlights of this beautiful house :

BEN - housing, preparation level E = E14 / preparation level S = S29

6% VAT (under conditions), see price calculation in the annexes

FIXED PRICE (i.e. no reserve for price increases of building materials)

Including air tightness test.

Balanced ventilation D with heat recovery

Renewable energy: photovoltaic solar panels on the roof

Soundproof glass

Alarm system.

In short, a winner!

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## Financial

Price: € 585.000,00

Available: At delivery

## Building

Habitable surface: 165,00 m<sup>2</sup>

Fronts: 4

Construction year: 2022

State: New

Front width: 7,75 m

## Energy

EPC class: A

Double glazing: Yes

## Terrain

Ground area: 345,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: West

## Layout

Kitchen: Yes

Bathroom type: All comfort

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed